



44 Bramblegate Road Tockwith  
York, YO26 7SA

**Guide Price £275,000**





Churchills Estate Agents are delighted to offer for sale this three bedroom semi detached house within the popular village of Tockwith, close to Wetherby and York and A1(m) as well as many nearby amenities. Recently built, with integrated appliances and contemporary fittings, the well appointed bright and airy accommodation offers space and potential to extend further. Internally it comprises: entrance hallway, w.c./cloaks, 14' lounge, full width kitchen/dining room with double glazed doors onto patio and garden, first floor landing, master bedroom with three-piece ensuite, two further double bedrooms and house bathroom. To the outside is two designated parking spaces with the potential for off-street car charging, side gate for access to rear long garden with patio, timber shed and timber fenced boundary. An accompanied viewing is strongly recommended.

Agents Notes:  
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

**Reception Room**  
17'5" x 6'9" (5.31m x 2.06m)

**Lounge**  
14'5" x 10'7" (4.39m x 3.23m)

**Kitchen/Diner**  
17'4" x 12' (5.28m x 3.66m)

**First Floor Landing**

**Bedroom 1**  
10'7" x 9'11" (3.23m x 3.02m)

**Bedroom 2**  
12' x 10'7" (3.66m x 3.23m)





### **En-suite Shower Room**

9'4" x 4'6" (2.84m x 1.37m)

### **Bedroom 3**

9'1" x 6'9" (2.77m x 2.06m)

### **House Bathroom**

6'9" x 6'5" (2.06m x 1.96m)

### **To the outside**

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FLOOR PLAN

